



Entered on Docket
February 26, 2010

A handwritten signature in dark ink, appearing to read "Bruce A. Markell".

Hon. Bruce A. Markell
United States Bankruptcy Judge

WILDE & ASSOCIATES
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Wells Fargo Bank, N.A.
09-78186

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA**

In Re:

Roger Dean Kroeker and Lois M. Kroeker

Debtors.

BK-S-09-31784-bam

Date: 2/16/2010
Time: 1:30 pm

Chapter 7

ORDER VACATING AUTOMATIC STAY

1 IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the Automatic Stay in the
2 above-entitled bankruptcy proceedings is immediately vacated and extinguished for all purposes as to
3 Secured Creditor Wells Fargo Bank, N.A., its assignees and/or successors in interest, of the subject
4 property, generally described as 160 Pioneer Peak Pl., Las Vegas, NV 89138, and legally described as
5 follows:
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7 PARCEL I:

8 Lot Twenty-Three (23) in Block One (1) of SAGE HILLS AT THE SUMMERLIN VISTAS, as
9 shown by map thereof on file in Book 104 of Plats, Page 82, in the Office of the County
Recorder of Clark County, Nevada.

10 PARCEL II:

11 A non-exclusive easement for ingress, egress, use and enjoyment of, over and upon the
12 Common Lots and. Private Streets delineated on the map referred to above, and as further set
13 forth in the Covenants, Conditions and Restrictions for Sage Hills, recorded June 6, 2002 in
14 Book 20020606 as Document No. 00020 of Official Records.

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2 **IT IS FURTHER ORDERED, ADJUDGED and DECREED that the Secured Creditor shall**
3 **give Debtors at least five business days' notice of the time, place and date of sale.**

4 DATED this _____ day of _____ 2010

5 Submitted by:

6 **WILDE & ASSOCIATES**

7  By: _____

8 **Gregory L. Wilde, Esq.**

9 **Attorney for Secured Creditor**

208 South Jones Boulevard

Las Vegas, Nevada 89107

10 APPROVED / DISAPPROVED

11 By: _____

12 Spencer M. Judd

13 6625 W. Sahara, Suite 1

Las Vegas, NV 89146

14 Attorney for Debtor(s)

15 Nevada Bar No: _____

16 APPROVED / DISAPPROVED

17 By: _____

18 Lenard E Schwartzer

19 2850 S. Jones Blvd. #1

Las Vegas, NV 89146

20 Chapter 7 Trustee

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1 In accordance with Local Rule 9021, the undersigned counsel certifies as follows (check one):

2 ☐ The court waived the requirements of LR 9021.

3 ☐ No parties appeared or filed written objections, and there is no trustee appointed in the case.

4 ☐ No parties appeared or filed written objections, and the trustee is the movant.

5 ☒ This is a chapter 7 or 13 case, and either with the motion, or at the hearing, I have delivered a
6 copy of this proposed order to all counsel who appeared at the hearing, and any trustee
7 appointed in this case, any unrepresented parties who appeared at the hearing, and each has
8 approved or disapproved the order, or failed to respond, as indicated below:

9 Debtor's counsel:

10 ☐ approved the form of this order ☐ disapproved the form of this order

11 ☐ waived the right to review the order and/or ☒ failed to respond to the document

12 ☐ appeared at the hearing, waived the right to review the order

13 ☐ matter unopposed, did not appear at the hearing, waived the right to review the order

14 Trustee:

15 ☐ approved the form of this order ☐ disapproved the form of this order

16 ☐ waived the right to review the order and/or ☒ failed to respond to the document

17 ☐ This is a chapter 9, 11, or 15 case, and I have delivered a copy of this proposed order to all
18 counsel who appeared at the hearing, and any trustee appointed in this case any unrepresented
19 parties who appeared at the hearing, and each has approved or disapproved the order, or failed to
20 respond, as indicated below.

21 Debtor's counsel:

22 ☐ approved the form of this order ☐ disapproved the form of this order

23 ☐ waived the right to review the order and/or ☐ failed to respond to the document

24 ☐ appeared at the hearing, waived the right to review the order

25 ☐ matter unopposed, did not appear at the hearing, waived the right to review the order

26 Trustee:

☐ approved the form of this order ☐ disapproved the form of this order

☐ waived the right to review the order and/or ☐ failed to respond to the document

☐ I certify that I have served a copy of this order with the motion, and no parties appeared or filed
written objection.

Submitted by:

/s/ Gregory L. Wilde, Esq.

Gregory L. Wilde, Esq.

Attorney for Secured Creditor